

CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, OCTOBER 15, 2015 AT 3:00 P.M.
8TH FLOOR CONFERENCE ROOM
CITY HALL

Cumulative
Attendance
10/15 through
9/16

<u>Board Members</u>	Attendance	Present	Absent
Thornie Jarrett, Chair	P	1	0
John Barranco	P	1	0
Joe Crognale	P	1	0
Pat Hale	P	1	0
Don Larson	P	1	0
John Phillips [arrived 3:07]	P	1	0
Ian Seitel	A	0	1
Michael Weymouth	P	1	0

City Staff

Lori Grossfeld, Board Secretary
Yvette Ketor, Clerk III
George Oliva, Building Inspector
Jose Abin, Building Inspector
Rhonda Hasan, Assistant Attorney
Jamie Opperlee, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

CE15081232: Steven Garrett, owner

<u>Index</u>		
<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
1. CE15081232	BROWN HART LLC	<u>2</u>
	740 NW 20 AV	
Disposition:	The Board granted an extension to November 19. By the next meeting, the Board would like to see progress on the roofing permit as well as interior and exterior debris removed. Board approved 6-1.	
	Elections	<u>45</u>
	For the Good of the City	<u>49</u>
	Board Discussion	<u>50</u>
	Communication to the City Commission	<u>50</u>

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. in the 1st Floor Commission Chambers, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

Approval of meeting minutes

Motion made by Ms. Hale, seconded by Mr. Larson, to approve the minutes of the Board's September 2015 meeting. In a voice vote, motion passed unanimously.

All individuals giving testimony before the Board were sworn in.

Cases

1. Case: CE15081232

INDEX

BROWN HART LLC

740 NW 20 AV

1 MS. KETOR: Welcome to the October 15, 2015 USB
2 hearing. Our first case on the agenda is being presented by
3 Jose, Inspector Abin. Property case number CE15081232
4 property address is 740 Northwest 20 Avenue; the owner is
5 Brown Hart LLC. The case was advertised in the Daily Business
6 Review September 25 and October 2, 2015.

7 This case was first heard at the September 17, 2015
8 USB hearing and at that time the Board granted a twenty-eight
9 day extension to the 10/15/15 USB hearing.

10 MS. KETOR: Okay. All those in attendance, sir,
11 would you please stand so we can swear you in? Do you promise
12 to tell the truth and nothing but the truth at today's
13 proceedings?

14 MR. GARRETT: I do.

15 MS. KETOR: Okay, thank you. It's yours.

16 CHAIR JARRETT: Alright but before the Inspector
17 starts we'll just ask the quick question, did anyone have any
18 conversation or correspondence with --

19 MR. LARSON: No.

20 MS. HALE: No.

21 MR. WEYMOUTH: No.

22 MR. CROGNALE: Negative.

23 CHAIR JARRETT: All right, thank you. Go ahead.

24 INSPECTOR ABIN: Okay. Good afternoon. Building
25 Inspector Jose Abin for the City of Fort Lauderdale presenting

1 again Case CE15081232, property address 740 Northwest 20
2 Avenue. I provided a disc to enter into the record so we can
3 see the pictures of the present condition of the property.
4 This case as you know was presented on September 17, 2015. At
5 that time there was an extension granted and as of yesterday
6 when I checked the permit history, the property owner did
7 apply for a roof permit which I have here an application stage
8 of.

9 [Inspector Abin displayed photos of the property]

10
11 I'm assuming that the permit was approved, that he
12 went down and picked it up. But as you can see from the
13 condition of this property, I mean, a roof permit is not going
14 to do, the entire structure of the roof is in disrepair and as
15 far as I know there's no engineering or anything that would
16 show that the roof is going to be repaired.

17 In addition, I was looking at the Broward County
18 Property Appraiser's office and the building has a value of
19 \$19,470 and from just from looking at that, we believe that
20 the cost of repairing that is going to exceed that fifty
21 percent threshold. So at this time, the City's asking for
22 this building to be demolished. But we do have the gentleman
23 that's here and he's going to be presenting his side of the,
24 of this case. So he can come up here and do that right now if
25 he would like.

1 CHAIR JARRETT: I have one question for you.

2 INSPECTOR ABIN: Sure.

3 CHAIR JARRETT: According to those pictures, it's
4 wide open. Wasn't it boarded up at one time?

5 INSPECTOR ABIN: No, no, I'm taking the pictures
6 through the Plexiglas, that's why you can get better, I got
7 better pictures this time around because the pictures --

8 CHAIR JARRETT: So it is closed off.

9 INSPECTOR ABIN: Oh yes, no, the picture's totally
10 secure; the only thing that's open is the roof.

11 CHAIR JARRETT: Oh, okay.

12 INSPECTOR ABIN: You know? Yes. So, you know, the
13 roof is totally open.

14 CHAIR JARRETT: Pat?

15 MS. HALE: With the extensive rain we've had over
16 the last three weeks has there been more damage now than what
17 you saw four weeks ago?

18 INSPECTOR ABIN: Well, you know, that's hard to say
19 because at the time that I went there and I took the first
20 pictures the house was boarded with plywood.

21 MS. HALE: All right.

22 INSPECTOR ABIN: So it was hard to see. But now
23 that it's been boarded with the Plexiglas and there's light
24 coming into the house, you can see the extent of the damage,
25 which is pretty significant.

1 MS. HALE: Yes. Extensive. Okay.

2 MR. CROGNALE: Thornie?

3 CHAIR JARRETT: Yes?

4 MR. CROGNALE: Question for the --

5 CHAIR JARRETT: Yes Joe?

6 INSPECTOR ABIN: Yes sir.

7 MR. CROGNALE: Mr. Abin, how are you, good evening,
8 good afternoon to you.

9 INSPECTOR ABIN: Good afternoon.

10 MR. CROGNALE: My question is, he applied for a
11 permit, there's a permit applied for.

12 INSPECTOR ABIN: Right, yes sir.

13 MR. CROGNALE: Is there any information on the
14 details of the permit --

15 INSPECTOR ABIN: It's just a --

16 MR. CROGNALE: -- apply for a permit, it is
17 perfunctory that you just applied for a roofing permit.

18 INSPECTOR ABIN: Um-hm.

19 MR. CROGNALE: But in the plan review process, it's
20 going to require more than just the tin tag and the shingles
21 and the hot mop and --

22 INSPECTOR ABIN: Yes sir, yes sir.

23 MR. CROGNALE: -- whatever it is. It's going to
24 require what your wood structure is.

25 INSPECTOR ABIN: Right.

1 MR. CROGNALE: Is that taken into consideration on
2 the permit?

3 INSPECTOR ABIN: No, I didn't see that. The only
4 thing he applied for was just a permit as far as I know. And
5 the condition that that roof structure is in, you can't put a
6 roof on that, you know, so.

7 MR. CROGNALE: And plan review wouldn't --

8 INSPECTOR ABIN: No, no, they wouldn't go out there
9 to look at that.

10 MR. BARRANCO: Mr. Abin?

11 [At 3:07 Mr. Phillips arrived.]

12 CHAIR JARRETT: Excuse me one second John. Let the
13 record show that Jack has joined us. I'm sorry, go ahead
14 John.

15 MR. BARRANCO: Is there a cost valuation on that
16 permit?

17 INSPECTOR ABIN: I believe I don't have that
18 information. Seven hundred square feet, flat roof, I don't
19 have a cost, a number here.

20 CHAIR JARRETT: I have a question for Rhonda. This
21 is just a technical question.

22 MS. HASAN: Sure.

23 CHAIR JARRETT: And maybe George will have to help
24 you answer it too. When we say fifty percent of the value,
25 the value of the property and we go to -- is that the way the

1 law reads -- we go to the Property Appraiser's office and use
2 that number?

3 MS. HASAN: [inaudible]

4 CHAIR JARRETT: Because we all know that notoriously
5 sometimes they're very low and sometimes they're very high and
6 once in a great while, it's actually what it is.

7 MS. HASAN: I mean, typically my experience has
8 been, the standard is looking at the Property Appraiser's
9 assessed value and do the fifty percent evaluation based on
10 the assessed value of the Property Appraiser. That's been my
11 experience.

12 CHAIR JARRETT: So, that's just the accepted
13 process, and --

14 MS. HALE: You know, and this one would probably be
15 low. As I remember he said he bought it as, it was a
16 foreclosure and a business interest.

17 CHAIR JARRETT: Right.

18 MS. HALE: And that would have gone back five or six
19 years, you know, in the down side of the market. So that
20 appraisal value is reflected in a lower price then. So it
21 might be worth slightly more than that in a marketable value.

22 MS. HASAN: Actually, the assessed value on this
23 property has gone up.

24 MS. HALE: Oh, has it?

25 MS. HASAN: It has, from 2014 to the new evaluations

1 for fiscal year 2016 it's actually increased.

2 MS. HALE: A lot?

3 MS. HASAN: From seventeen-five for the overall
4 value of the property, to twenty-three nine.

5 CHAIR JARRETT: Michael has a question.

6 MR. WEYMOUTH: Rhonda, when you consider assessed
7 value are you looking at the assessed value of the building or
8 the assessed value of the entire property?

9 MS. HASAN: I would look at the assessed value of
10 the property.

11 MS. HALE: Yes.

12 MR. WEYMOUTH: All right, so when you take out the
13 land and -- I'm not even going to go down this road; we tried
14 going down this a year and half ago and it didn't make any
15 sense. And I'm not even going to chase that rabbit again.
16 Okay.

17 CHAIR JARRETT: Well, let's hear from the
18 respondent. Let's hear what happened. Please let us, give us
19 your name and your connection --

20 INSPECTOR ABIN: Just one more thing -- when we --

21 CHAIR JARRETT: Oh, I'm sorry. I didn't mean to cut
22 you off José.

23 INSPECTOR ABIN: Yes, when we determined the value,
24 the cost value to repair it, we use a manual, the means
25 manual, and that's how we determine the --

1 CHAIR JARRETT: Oh, you don't actually use this
2 value on the property.

3 INSPECTOR ABIN: No, we determine --
4 [People speaking at once]

5 MR. WEYMOUTH: Well, they use that as the basis for
6 what to compare it to, and then they use that means manual to
7 come up with what they think it's going to cost to fix it.

8 MR. CROGNALE: The means is the gold standard.

9 CHAIR JARRETT: Okay.

10 MR. CROGNALE: That's the gold standard.

11 MR. WEYMOUTH: The manual is union, and the --

12 CHAIR JARRETT: No, you don't have to tell me.
13 Means is like sky high. If you ever bidden a job out of a
14 means book, you'd never get a job again.

15 MR. CROGNALE: It's still the gold standard.

16 MR. WEYMOUTH: It's like building a car with a parts
17 catalog.

18 CHAIR JARRETT: Yes, no, I agree. They're the only
19 game in town aren't they Joe?

20 MR. GARRETT: Good afternoon, my name is Steve
21 Garrett, the registered agent for Brown Hart LLC. Let's see,
22 where do we start. I need pictures, I need my own pictures
23 because we're just taking pictures of the holes in roof, the
24 bad things. So that's not fair.

25 CHAIR JARRETT: Well that's what the Board's

1 concerned about.

2 MR. GARRETT: The one picture with, again, with
3 everything missing is a shed in the backyard, it's not, it's a
4 auxiliary structure, it's a separate structure so.

5 MR. WEYMOUTH: Is there a picture that you want us
6 to look at to reference to?

7 MR. GARRETT: The ceiling in the living room; it's
8 almost intact, it's okay. One of the pictures show that it's
9 complete, so. That's the good one, this is the bad - that's
10 the shed in the backyard, so. That's the shed in the
11 backyard.

12 MS. HALE: Is that attached or detached?

13 MR. GARRETT: Detached.

14 MS. HALE: Detached, okay.

15 MR. GARRETT: The bathroom and the bedroom are bad.
16 The roof in those two areas. That's the living room area I
17 believe. Yes.

18 MR. WEYMOUTH: We're going through these pretty
19 quick. I'm trying to figure out what's in the shed and what's
20 in the house. Can you identify which are the shed and which
21 are the house? Are both structures being referenced in this?

22 INSPECTOR ABIN: Yes sir, um-hm.

23 CHAIR JARRETT: Well, just give us an idea of what
24 your plan is, what?

25 MR. GARRETT: To repair the structure. The roof

1 right over here -- the licenses. So that was one of my first
2 hurdles, to get my corporation up to date. I did, I have the
3 letter here stating that. I got a Workman's Comp exemption, I
4 got a occupational license from the City of Pembroke Pines,
5 that's required, I got an occupational license from Broward
6 County, that's another requirement, and I applied for a permit
7 and it's approved.

8 I'm not going to do the work -- no -- without
9 getting other plan approvals for the structure -- no -- but I
10 wanted to demonstrate that I am working on it. So that's why
11 I applied for the roof permit.

12 CHAIR JARRETT: And the roofing permit has been
13 issued?

14 MR. GARRETT: It's approved, but I did not -

15 CHAIR JARRETT: But it hasn't been picked up.

16 MR. GARRETT: No.

17 CHAIR JARRETT: Is it ready for pickup?

18 INSPECTOR OLIVA: Yes.

19 CHAIR JARRETT: Okay.

20 MR. GARRETT: I have the -

21 CHAIR JARRETT: Without any concern about the
22 structure?

23 MR. GARRETT: I have the approval.

24 MR. WEYMOUTH: That's the way it works.

25 CHAIR JARRETT: Well, that's --

1 INSPECTOR OLIVA: He only applied for the reroofing
2 permit for the flat roof. But he has to now do the rafters
3 [inaudible].

4 MR. WEYMOUTH: He has to do what?

5 INSPECTOR OLIVA: All the rafters are bad and they
6 have to be in a building permit attached to that.

7 CHAIR JARRETT: All right. I believe at last
8 month's meeting that we asked that you do what you've done,
9 okay, but we also - we didn't realize you were going to run
10 into all this time delay with your licenses because at last
11 month's meeting, we asked that you come here with a set of
12 plans with a, and I believe it was specifically engineering
13 plans for the roof. Wasn't that what was in the minutes last
14 -- somebody help me with --

15 MR. GARRETT: Yes.

16 CHAIR JARRETT: -- remembering here. And --

17 MR. LARSON: He was supposed to come in with plans
18 and the engineering approval.

19 CHAIR JARRETT: Yes. We did not expect you to have
20 a permit in hand, because we thought that twenty-eight days
21 was a little short notice to actually have the permit, but we
22 did ask for engineering drawings for the roof because it was
23 obvious that the roof needed repair. Um, where have you gone
24 with that?

25 MR. GARRETT: I have a letter from the engineer.

1 CHAIR JARRETT: Oh, so you have contacted an
2 engineer.

3 MR. GARRETT: Yes.

4 CHAIR JARRETT: Would you like to present that as,
5 to the Board?

6 MR. GARRETT: Yes.

7 MR. BARRANCO: In all fairness [inaudible] and I'll
8 ask you guys, on roofing permits, they allow you to do some
9 structural decking repair, some structural joist repair.

10 INSPECTOR OLIVA: You can replace up to five sheet
11 of plywood on the roof deck and you're not allowed to touch
12 the rafter. You have to have an engineer.

13 MR. CROGNALE: Yes. It's very limited. The
14 structure's very limited.

15 CHAIR JARRETT: Oh, okay.

16 MS. HALE: So, it's five sheets of plywood?

17 INSPECTOR OLIVA: Yes.

18 MS. HALE: Okay. Yes.

19 INSPECTOR OLIVA: Up to five sheet of plywood on a
20 flat deck.

21 MR. WEYMOUTH: What happens when you go to six
22 sheets of plywood?

23 INSPECTOR OLIVA: You have to get a permit, a
24 construction permit.

25 MR. BARRANCO: And if you do the whole deck?

1 INSPECTOR OLIVA: Up to twenty-five percent, you're
2 okay. After twenty-five, the whole thing goes away.

3 MR. BARRANCO: Interesting.

4 MR. CROGNALE: When the inspector comes out for the
5 first look --

6 INSPECTOR OLIVA: Right.

7 MR. CROGNALE: -- he has a permit --

8 MR. WEYMOUTH: What's that?

9 MR. CROGNALE: If the inspector comes out for the
10 first look, if it's got a permit, there are certain things
11 that have to be done according to the permit, called
12 inspections. So you have a field inspector -- one of these
13 gentlemen or like them - come out to view the project. They
14 then make the determination whether it is up to code and they
15 will issue their findings accordingly whether it is code,
16 what's not code.

17 But the inspector would then [inaudible] person
18 would review the structure and make his recommendations. Like
19 a re-nailing affidavit, of course. A re-nailing affidavit is
20 a requirement. When you put the -- tighten the deck up, you
21 have to have the re-nailing affidavit as part of the paperwork
22 to go into the permit. So that would be picked up there on
23 the first inspection.

24 MR. WEYMOUTH: Yes.

25 MR. GARRETT: Can I comment more on that roofing

1 permit and --

2 CHAIR JARRETT: Sure.

3 MR. GARRETT: -- working on it? Let's just say I
4 moved forward and I did put a roof on it, I have problems, I'm
5 going to have to remove it -- and I realize that, I
6 understand that -- because the structure has to be repaired
7 and if I cover it up and repair it in a way that's not
8 consistent with the plans that I need then I'm going to have
9 to redo it. So, no, I'm not going to attempt to put a roof
10 on, absolutely not. That's not my intent. But these are one
11 of the permits that I will need so I might as well get it, so
12 that's one of them.

13 MR. WEYMOUTH: In your estimation, do you need more
14 than five sheets of plywood?

15 MR. GARRETT: Um - I forget how many.

16 MR. WEYMOUTH: More than five? How many square
17 feet, how many square feet is your house?

18 MR. GARRETT: It's more, I think it's more than
19 five.

20 MR. WEYMOUTH: How many square feet is your house?

21 MR. GARRETT: Six hundred.

22 MR. WEYMOUTH: Six hundred?

23 MR. GARRETT: Hundred and eighty square foot, five
24 sheets, hundred and eighty-eight, hundred and ninety.

25 MR. BARRANCO: Could be close.

1 MR. WEYMOUTH: No, the calculation I'm doing is you
2 have forty-eight square feet per sheet -

3 MR. GARRETT: No, thirty-two.

4 MR. WEYMOUTH: Oh no, I'm thinking drywall, sorry,
5 thirty-two. So you're a hundred and sixty square feet, so
6 you're over the twenty-five percent threshold so you have to
7 replace the whole roof anyway, if you're at six hundred square
8 feet of the house.

9 MR. GARRETT: Oh, I didn't understand that as a
10 requirement. I have to replace all of it?

11 MR. WEYMOUTH: Yes. If you go over twenty-five
12 percent repair or replace, you've got to replace it.

13 INSPECTOR OLIVA: It's part of the Florida Building
14 code section --

15 CHAIR JARRETT: It's not a requirement that this
16 Board placed on you; it's a requirement that the State
17 Building Code placed on you.

18 INSPECTOR OLIVA: From the Florida Building Code.

19 MR. GARRETT: If I replace more than five sheets?

20 INSPECTOR OLIVA: No --

21 MR. WEYMOUTH: No, if you replace more than twenty-
22 five percent of your roof.

23 MS. HALE: Twenty-five percent.

24 INSPECTOR OLIVA: At twenty-five percent of the
25 roof, the whole roof has to be redone. So including the

1 rafters, which you have a lot of damage to them, the whole
2 deck has to be replaced.

3 MR. GARRETT: So all the rafters would have to be
4 replaced.

5 INSPECTOR OLIVA: Whatever is damaged, that's why
6 you need the --

7 MR. GARRETT: I understand, whatever is damaged.

8 INSPECTOR OLIVA: That's what [inaudible] say you
9 need to have [inaudible] repaired by an engineer.

10 MR. BARRANCO: Well that's what it says here. And
11 that's what the engineer recommended. Have you guys seen this
12 letter?

13 INSPECTOR OLIVA: No.

14 MR. WEYMOUTH: No.

15 INSPECTOR OLIVA: First time that we ever --

16 MR. BARRANCO: It's not signed.

17 MR. WEYMOUTH: Well I was going to say, it's not
18 even signed, so I don't even take it into consideration.

19 MR. LARSON: And it, all it does is tell me, tells
20 me, that he's good, because the engineer didn't tell us
21 anything about the building itself.

22 MR. BARRANCO: No, he did mention the joists and the
23 framing.

24 MS. HASAN: It's not signed and sealed - oh, it's
25 not even signed.

1 MR. BARRANCO: It's not signed.

2 MR. LARSON: It's not signed.

3 MS. HASAN: Yes, well.

4 INSPECTOR OLIVA: It's prepared that way.

5 [People speaking at once]

6 CHAIR JARRETT: Rhonda, I have a question for you.

7 MR. GARRETT: Can I bring it signed and sealed
8 tomorrow to Mr. Abin?

9 MR. PHILLIPS: Well, no --

10 MR. GARRETT: I mean, it's not going to [inaudible]

11 MR. PHILLIPS: What we need is signed and sealed
12 plans. We don't need a letter that says, I've looked at it
13 and he should be able to do it and he's a great guy
14 recommendation. We need the plans, we need something saying
15 this is an application with his engineering seal on it, this
16 is what we propose to do.

17 MR. LARSON: You're a builder --

18 MR. WEYMOUTH: Can I make a comment Mr. Chair?

19 CHAIR JARRETT: Yes.

20 MR. WEYMOUTH: I give this guy credit for being
21 here. And it may be that he's not necessarily going down the
22 necessary path of taking the necessary steps but he's been
23 here two months in a row and he's applied. So maybe what he's
24 got in order isn't really in order and if he goes for his
25 first inspection they're going to say, I'm sorry, but you've

1 done this wrong, now you've got to go get your engineer, and
2 you've got to get your set of plans and so on and so forth.

3 I give him a lot of credit for being here and not to
4 belabor the whole discussion here. I personally, we've got
5 one more meeting this year, November, I personally would give
6 him another thirty days to get his act together and at least
7 get the sheathing on the roof to show some progress. Because
8 if he's done this month in a month and now that he's got -- if
9 he's done this much in a month, now he's got his licensing in
10 place, he's got an engineer in place, and you're talking about
11 a fairly simple - correct me if I'm wrong John - but a fairly
12 simple roof detail here.

13 If they have to repair it with truss straps and tap
14 cons into the beam and all that with joists, it's very simple.
15 That he can get that all done and have some headway done in
16 thirty days. I think he hears a little better now what we're
17 looking for. I don't think we should be playing Building
18 Department and trying to determine what needs to be done and
19 what doesn't need to be done.

20 MR. PHILLIPS: That's a good idea.

21 MR. WEYMOUTH: So, you know --

22 CHAIR JARRETT: Well, actually, I'm inclined to
23 agree with you because, and, simply because he did make the
24 effort to get the one permit.

25 MS. HALE: Yes.

1 CHAIR JARRETT: And I actually, if he had picked up
2 the permit -- and this questions' for you Rhonda -- had he
3 actually picked up the permit this morning on the way here to
4 the meeting, would he technically be free from this Board?

5 MS. HASAN: No.

6 MR. WEYMOUTH: No. Because there's still some
7 violations in there that doesn't cure.

8 CHAIR JARRETT: No. That was just a question I had.
9 Yes. No, I understand that.

10 MR. WEYMOUTH: And that the important thing for you
11 to understand, there's more than just the roof in your
12 violations, so.

13 CHAIR JARRETT: Well, and also, it's like, before,
14 we were looking at a boarded up property and we weren't really
15 seeing that much inside. And now, with the Plexiglas pictures
16 we're seeing inside and if for no other reason, it's an unsafe
17 structure because the debris inside is a fire hazard. You
18 know, the debris needs to be cleaned out of there. You need a
19 little bit of effort to convince the Board that you're really
20 proceeding with this.

21 And as Michael pointed out, we probably won't have a
22 meeting in December and should this Board decide to give you
23 an extension 'til the November meeting, I'm sure you're going
24 to have to have a lot done before the Board would consider
25 giving you a sixty-day extension to January. I don't think

1 the Board's going to stretch this out to January. I don't
2 know how the Board feels, but I suspect not.

3 So if this Board gives you another extension as
4 Michael is inclined to suggest, we would expect a lot done
5 between now and November in order to give you any more
6 extensions.

7 MR. CROGNALE: Mr. Chair?

8 CHAIR JARRETT: Well, Joe, I think, comes first and
9 then John.

10 MR. CROGNALE: My comment is that twenty-eight days
11 ago there was a directive from the Board to come forward, the
12 respondent come forward with plans and material way that he's
13 going to proceed with his project. As of today I don't see
14 that. I see some other issues came up with about licensing,
15 whatever, which is immaterial to what our problem is.

16 So my estimation, the respondent did not come
17 forward with the requirement twenty-eight days ago that the
18 Board handed down, which was a set of plan, engineering. And
19 that's my comment.

20 CHAIR JARRETT: John.

21 MR. BARRANCO: Chair. Just one question for you Mr.
22 Garrett, what are your plans with that shed structure in the
23 back?

24 MR. GARRETT: Most likely demolition. It's probably
25 not going to conform.

1 MR. BARRANCO: So --

2 MR. WEYMOUTH: That's part of the violation. So you
3 need to figure out what you want to do with it and -

4 MS. HALE: Do it.

5 MR. WEYMOUTH: -- come up with a solution. Because
6 that's part of the violation.

7 CHAIR JARRETT: John?

8 MR. BARRANCO: I - it's going to remain an unsafe
9 structure, so as long as that structure exists, we're going to
10 put in an order to demolish. We may put in a partial order,
11 in which case we would demolish that structure in the back.
12 And we're going to force your hand on that if you don't do
13 something about that and have a plan of action here next time,
14 so.

15 MR. WEYMOUTH: Which you probably don't want to do.
16 If you're improving the main structure and somebody else
17 demolishes the back, again, for a lot more money than you
18 would do it yourself, so.

19 MR. BARRANCO: Yes. So I would advise that you get
20 a demo permit for that structure. If that's your plan, just
21 take care of that. Because we can't grant an extension, this
22 isn't going to go away. So, so far, you've addressed one of
23 the issues, the main building, and it looks like you're on
24 the right road there. And hopefully you get an extension and
25 we'll talk about it next time. But let's not forget that

1 structure in the back. I don't think it's got a shot. I
2 haven't been out there to look at it but I would advise you to
3 go get a demo permit for that structure in the back before you
4 come here next time too.

5 MR. GARRETT: Okay.

6 CHAIR JARRETT: I have a quick question for Jose.

7 INSPECTOR ABIN: Sure.

8 CHAIR JARRETT: Inspector, did you, when you did
9 your research, was the shed built originally with the house
10 was it --

11 INSPECTOR ABIN: That I couldn't tell because it was
12 built so long ago, I couldn't find anything on there that
13 would show the shed.

14 CHAIR JARRETT: Because I'm just wondering if it was
15 even built with a permit. And of course, we all know that the
16 building code says that if you have a structure that's not a
17 legal structure because it was never built with a permit, you
18 don't need a demo permit to tear it down.

19 INSPECTOR ABIN: Yes, my concern with that is that
20 that whole roof structure's been exposed to weather like for
21 the last twelve, thirteen, fourteen years. And he's thinking
22 about it being sound, I don't even think you can put a nail in
23 there that will hold on that.

24 CHAIR JARRETT: Right, right.

25 INSPECTOR ABIN: You know. So I see all those

1 rafters needing to be changed, all the plywood. I mean, the
2 entire roof structure.

3 MR. WEYMOUTH: On the main structure or the --

4 INSPECTOR ABIN: On the main structure.

5 MS. HALE: On the main.

6 CHAIR JARRETT: Yes.

7 MR. WEYMOUTH: It sounds like he's willing to go
8 down that road and, you, know, I mean, again, sitting in this
9 group here for quite some time, there's been a lot of cases
10 that come before us that nobody shows up for and so I kind of
11 want to give the gentleman an opportunity to flush that out.
12 I mean, it may be something that he does want to do and he's
13 entitled to do.

14 CHAIR JARRETT: Don?

15 MR. LARSON: From the last, from the last meeting
16 that he was here, I based on my opinion that the timeframe
17 that he was already licensed as a contractor and all this
18 stuff and now this is an afterthought that he wasn't, he
19 didn't represent that he wasn't at the time. And he already
20 knew that. And now we're going into this. And I'm hesitant
21 of extending it. I see the values of it. But is he going to
22 be able to perform and come up with enough stuff after the
23 thirty, extra thirty days?

24 And I'm just, I don't want this thing to go on and
25 on and on. I feel as though it was was misrepresented to

1 start with and if he's trying to get this thing done, he's got
2 an awful lot of work and can he get any of this stuff done in
3 time. He's got to have a set of permits from an engineer.
4 And they're not going to -- from what I can see on that paper
5 they gave, there was nothing drawn up at all.

6 MS. HALE: [inaudible]

7 CHAIR JARRETT: Everything set now?

8 MS. HALE: Yes.

9 CHAIR JARRETT: Okay Don.

10 [People speaking at once]

11 MR. PHILLIPS: What kind of company is Brown Hart?
12 Are you a company that buys foreclosures and tries to sell
13 them?

14 MR. GARRETT: No.

15 MR. PHILLIPS: How many other properties do you have
16 like this?

17 MR. GARRETT: Like this one? I don't have any other
18 that are damaged.

19 MR. PHILLIPS: How many other properties that you
20 own?

21 MR. GARRETT: Four. And I have vacant lots also.

22 MR. PHILLIPS: I guess what I'm asking is, are you,
23 you have any plans to sell this property? You have a contract
24 on it?

25 MR. GARRETT: We'll probably repair and rent it.

1 That's my goal, so.

2 MR. PHILLIPS: There are a lot companies that buy
3 things in foreclosures. They hold it and they try to flip it.
4 To me, that would indicate any bona fides in trying to fix it
5 long term.

6 MR. GARRETT: No. My intent is to rent it. I
7 didn't say that quite right but that's my intent.

8 MR. PHILLIPS: Well, you've got a lot of work before
9 you can rent this thing out.

10 MR. GARRETT: Oh, absolutely.

11 CHAIR JARRETT: Okay. Any other questions from the
12 Board? Would you like to make a last comment to the Board
13 before we make a motion here?

14 MR. GARRETT: I'd like to comment on the value. That
15 was a question that you had and I have something out of the
16 code book on value, since you guys were asking me about it.
17 Chapter two of the Building Code, it states that the estimated
18 current, the value is the estimated current replacement cost
19 of the building in kind. So that's where they find the value.

20 CHAIR JARRETT: Okay.

21 MR. GARRETT: When they speak of the value in the
22 code. As far as the shed was concerned, it's not actually in
23 the violation description.

24 MS. HALE: No.

25 MR. GARRETT: But, so, but. Yes, I'm going to take

1 care of it. I'd like to keep it and repair it. It's a
2 structure for storage for somebody but I don't think that's
3 going to happen.

4 MR. WEYMOUTH: Is that part of your building, your
5 roofing permit?

6 MR. GARRETT: No. Absolutely not.

7 CHAIR JARRETT: All right.

8 MR. WEYMOUTH: I think it needs to be if you want to
9 keep it. I'd like to make a motion.

10 CHAIR JARRETT: Michael, would you like to make a
11 motion?

12 MR. WEYMOUTH: I would -

13 CHAIR JARRETT: Would you please include the debris
14 in your motion?

15 MR. WEYMOUTH: Would you like me to?

16 CHAIR JARRETT: Yes.

17 MR. WEYMOUTH: I move that we grant a continuance
18 for this case for thirty -

19 MR. PHILLIPS: Extension.

20 MR. WEYMOUTH: Well. All right. I'm moving that
21 the violations exist. We already did that at the last meeting
22 so we know that the violations exist. So I'm just continuing
23 the violations. You want me to do it as an extension? I'd
24 love to do it as an extension. What's that?

25 CHAIR JARRETT: [inaudible] a continuance if you

1 hadn't found the violations.

2 MR. WEYMOUTH: I'm learning as we go, just like you.

3 CHAIR JARRETT: We already found it, so it's now an
4 extension.

5 MR. WEYMOUTH: I move that we find the violations
6 exist as alleged, for only the following violations. I think
7 all of the violations exist as alleged and that we grant the
8 respondent thirty-five days to bring the property into
9 compliance by November 19, 2015. And I think there needs to
10 be a footnote to that that we expect to see a permit in hand
11 not just for the roof portion, unless that is deemed by the
12 City what it is, which would be on an inspection, I'm
13 assuming.

14 If he got a roofing permit and then went for an
15 inspection he can come back, whatever. So, we'd like to see
16 some progress on that, not just a permit in hand. And also to
17 address the debris that is inside all of the structures. I
18 can't tell if there's any inside of the storage, but inside
19 the house that it all be cleaned up, cleaned out and hauled
20 off site. That's my motion on an extension.

21 MR. PHILLIPS: Second.

22 CHAIR JARRETT: All right. And who was that? Was
23 that Jack? And Jack made a second. Do we want to have any
24 more discussion or have we discussed ourselves --

25 MR. LARSON: Did you include the demo of that shed?

1 MR. WEYMOUTH: No. I'm just extending the whole
2 case. If he wants to fight the demolition of it then he needs
3 to incorporate the restoration of it into what he's going to
4 be presenting in thirty-five days.

5 MR. GARRETT: I need to talk to Zoning. That's
6 another place where it was.

7 MR. WEYMOUTH: Listen, you've got thirty-five days
8 to do whatever you want to do.

9 MR. GARRETT: That's where I was today, talking to
10 Zoning. Because that puts a damper on everything. They can
11 say no, you can't do anything and you can demo it or -

12 MR. WEYMOUTH: And if that's the case, that's what
13 you need to bring back to us and if everything else is being
14 addressed and they say you've been talking to the Zoning
15 Administrator, we'll take the temperature of the Board at that
16 time.

17 MR. GARRETT: Okay, well, that's another thing that
18 I did. I was there and I spoke to him and so. They said it's
19 okay. There's a FEMA regulation and they have guidelines and
20 I meet it. I didn't think I did but I got the word today that
21 I do meet it so.

22 CHAIR JARRETT: Okay. Good.

23 MR. WEYMOUTH: You have your motion and you have
24 your second Mr. Chair.

25 CHAIR JARRETT: Do we have any discussion further?

1 No, [inaudible] Pat? Go right ahead.

2 MS. HALE: Finish your sentence. You went to the
3 Zoning Department and --

4 MR. GARRETT: They gave me an approved -- the first,
5 I spoke to one person, Mohammed, and he said, you need to
6 speak to Mr. Benton about FEMA to make sure you meet their
7 guidelines. And I did,

8 MS. HALE: Okay.

9 MR. GARRETT: Now, I need to go back to Mohammed to
10 make sure I meet the other guidelines for Zoning, which are
11 the setbacks.

12 MS. HALE: Right.

13 MR. GARRETT: What he wanted me to do is go to the
14 Property Appraiser's office and get the original plat.

15 MS. HALE: Right.

16 MR. GARRETT: And as long as the original plat shows
17 the lot being twenty-five feet wide, which it is, it's very
18 narrow, then he said that they will approve it. It will
19 conform because it was there from way back when.

20 MS. HALE: Okay.

21 MR. PHILLIPS: What are you talking about, the main
22 house or the cottage?

23 MR. GARRETT: The main house.

24 MR. PHILLIPS: Okay. Well, we were asking about the
25 --

1 MR. WEYMOUTH: The storage shed.

2 MS. HALE: But I don't think that was on the
3 original.

4 MR. GARRETT: That's another --

5 MS. HALE: You'll probably find out from the -

6 MR. GARRETT: I'm sorry,
7 I've been so caught up in this, my anxiety level has been up
8 like this.

9 MR. PHILLIPS: If Zoning says you can't keep the
10 cottage, you've got to knock it down and do the work to repair
11 the main house. Are you willing to do that and come back in
12 thirty days and show us?

13 MR. GARRETT: Yes.

14 MR. PHILLIPS: All right. That's the question.

15 MR. GARRETT: I'm just, I've been stressed out. My
16 anxiety level's way up here.

17 MR. PHILLIPS: Why don't you get a hold of Mr.
18 Landers, the engineer?

19 MR. GARRETT: He said I didn't need a - I'm sorry?

20 MR. PHILLIPS: Let Mr. Landers help you. Get
21 someone to help you

22 MR. GARRETT: He is, he's helping me, absolutely.

23 MR. PHILLIPS: All right.

24 MR. GARRETT: He's busy. He has, his phone rings
25 every five minutes. I was in his office for hours.

1 CHAIR JARRETT: All right, are we ready to call the
2 question? Oh I'm sorry Rhonda.

3 MS. HASAN: Just a little point of reference since
4 the gentleman I guess, as Mr. Larson pointed out,
5 misrepresented himself in my opinion last time because he did
6 say he was a roofing contractor and a general contractor. And
7 at the last hearing he was not.

8 The entity that owns this property is
9 administratively dissolved by the State of Florida so
10 technically, there is nobody really with any authority to act
11 on behalf of or speak on behalf of the corporate property
12 owner.

13 MR. CROGNALE: No letters of administration?

14 MR. PHILLIPS: That's when you're dead.

15 MS. HASAN: It's administratively dissolved.

16 MR. CROGNALE: It's an estate.

17 MR. GARRETT: I'll reinstate it.

18 MR. LARSON: You said you'd already reinstated it
19 and it's not been reinstated yet.

20 MR. GARRETT: Well that's the LLC that the property
21 is in.

22 MS. HASAN: Yes, this is the property owner.

23 [People speaking at once]

24 MR. GARRETT: I didn't pay the one hundred fifty
25 dollars; I have to pay five-fifty.

1 CHAIR JARRETT: Okay.

2 MR. GARRETT: I'm a real honest guy. If I have to
3 pay five-fifty here and a thousand here and a thousand there
4 and I get turned down and shut down by everybody, does it make
5 sense? It's, you know? It's like --

6 MR. PHILLIPS: That's a different animal right
7 there.

8 MR. GARRETT: So I'll have it, I'll take care of the
9 corporation, I'll get it, I'll activate it.

10 MR. PHILLIPS: You can do it online with a credit
11 card.

12 MR. GARRETT: Exactly.

13 MR. PHILLIPS: You can do it from your smart phone
14 right now if you want.

15 MR. GARRETT: Exactly. It's not -

16 CHAIR JARRETT: Okay, are we ready?

17 MR. GARRETT: Can I --

18 CHAIR JARRETT: Sure.

19 MR. GARRETT: -- ask one thing?

20 CHAIR JARRETT: Um-hm.

21 MR. GARRETT: I -- she stated I misrepresented
22 myself and that kind of bothers me. What exactly do you want
23 me to do by the next meeting?

24 CHAIR JARRETT: Michael's laid it out pretty well.
25 What she brought up was the fact that your license, yes, we

1 realize you were at that meeting, you did have a certificate
2 from the State saying that you were a licensed contractor and
3 a licensed roofing contractor but they were expired at the
4 time. That didn't take away your knowledge, that didn't take
5 away your ability to go renew it. And as long as you've taken
6 care of that then that satisfies, I think, most members of the
7 Board.

8 MR. WEYMOUTH: If I may Mr. Chair, I think Rhonda's
9 trying to bring to the attention of the Board that this
10 gentleman probably doesn't have the authority to be standing
11 up there speaking on behalf of this entity that supposedly
12 owns the property.

13 MR. CROGNAL: That's my [inaudible] That was my
14 [inaudible]

15 CHAIR JARRETT: Is the entity in --

16 MR. WEYMOUTH: It's dissolved.

17 MS. HALE: It's dissolved.

18 CHAIR JARRETT: Is he the officer?

19 MR. BARRANCO: Yes. Can I --

20 MS. HASAN: Managing member, but it's dissolved.

21 MR. BARRANCO: Can I just say something?

22 Everybody's misrepresenting what this poor guy's saying. The
23 last time he came here he was a contractor, he was a roofing
24 contractor, he's licensed. His corporation, which he
25 validates --

1 CHAIR JARRETT: Right.

2 MR. BARRANCO: -- that corporation's license
3 expired. The corporation, not his license. Then we come to
4 find out about this LLC today. I'm sure it's for the same
5 reason. He just blew it off, it is what it is. He told us
6 last time he was going through hard times being a contractor,
7 downturn in the economy, all that good stuff. I get it; I
8 stopped paying for a lot of stuff I used to have. And that's
9 just the way life goes sometimes.

10 So I don't think he's being dishonest. He never
11 came in here and told us that he had the LLC active or the
12 corporation active. He told us he was a licensed contractor.
13 So I don't think he's being dishonest. I think he fell on
14 hard time. And we're right back where we started and we're
15 going to give this guy - well, I'd like to give this guy more
16 time - to get all his paperwork in order and come back and see
17 us next month and hopefully we help him out and we can move on
18 so.

19 MR. PHILLIPS: First of all, his administrative
20 dissolution was September 25.

21 MR. GARRETT: I was just going to say that.

22 MR. PHILLIPS: You know what, you screwed up and you
23 should have paid it in April, it would have cost you one
24 fifty. It's happened to me. He still is the de facto owner.
25 It's Steve Garrett - I wish it was Steve McGarrett - but it's

1 Steve Garrett, and he's the de facto owner. So even without
2 the administrative dissolution, he still has authority as the
3 surviving member.

4 MS. HASAN: I would disagree with that because the
5 corporate entity is the one that owns the property and if the
6 entity is dissolved, there's no one to act on behalf of that
7 corporation, corporate entity.

8 MR. PHILLIPS: Well, yes, but, anyway, he --

9 MR. GARRETT: At the last meeting, it was active.

10 MR. WEYMOUTH: Hopefully, at the next meeting it'll
11 be active again too.

12 MR. PHILLIPS: Just go online today and pay it and
13 you'll be --

14 MR. GARRETT: Yes.

15 MR. PHILLIPS: The important thing is you come back
16 here with some sealed plans that show us what you're going to
17 do, when you're going to do it.

18 MR. WEYMOUTH: [inaudible] already done so.

19 MR. PHILLIPS: None of these unsigned letters from
20 your engineer that he's a good guy and I know he can do it.
21 We want to know what you're going to do. I would suggest you
22 demolish the shed as part of your plans, you show a roof
23 structure that's approved by the City or has gone through
24 review and you show us something real that you really have an
25 intent to do this. You might even want to come in and show

1 you have the funds available to do this. That would convince
2 me.

3 MS. HALE: And don't forget to clean up the fire
4 hazard junk.

5 MR. GARRETT: Okay.

6 MS. HALE: Tote it away to the --

7 MR. GARRETT: I took care of the yard, I cut the
8 yard.

9 MS. HALE: Huh? Did you cut the yard?

10 [People speaking at once]

11 MR. GARRETT: Nobody showed a picture of that. The
12 front yard. That's the back.

13 MR. WEYMOUTH: Put a pool in.

14 MR. GARRETT: I cut the front yard.

15 [People speaking at once]

16 MR. BARRANCO: And Mr. Garrett?

17 MR. LARSON: Clean the inside out and [inaudible]
18 how to get around.

19 MS. HALE: Clean the inside.

20 MR. GARRETT: Absolutely, I'll clean it.

21 MR. BARRANCO: Mr. Garrett, truth be told, you don't
22 have to do any of what we're asking.

23 MR. WEYMOUTH: That's true.

24 MR. BARRANCO: Because the only thing we can do, the
25 only authority we have is to tear that structure down. That's

1 it. So you can decide that that's what you prefer and we'll
2 do that, so. All these suggestions, you know, they're
3 suggestions and hopefully you can do all these things and move
4 on to the next step and renovate that whole thing. Because at
5 the end of the day, the only authority we have is to tear it
6 down.

7 MR. GARRETT: All right.

8 MR. BARRANCO: Yes.

9 CHAIR JARRETT: All right.

10 MR. GARRETT: It doesn't get more affordable than
11 that, as far as, if anybody cares about affordable housing --
12 I think you're in that arena.

13 CHAIR JARRETT: All right. Let's call the question
14 here.

15 MR. GARRETT: It doesn't get any more affordable,
16 so.

17 MR. WEYMOUTH: Let's vote.

18 CHAIR JARRETT: Let's vote. All right. All in
19 favor of the motion as Michael gave it?

20 MR. BARRANCO; MS. HALE; MR. LARSON; MR. PHILLIPS;

21 MR. WEYMOUTH; CHAIR JARRETT: Aye.

22 MR. CROGNALE: No.

23 CHAIR JARRETT: Okay. And all opposed?

24 MR. CROGNALE: One no.

25 CHAIR JARRETT: Just one? Don, did you abstain?

1 MR. LARSON: No. I voted for it.

2 MS. HALE: He voted for it.

3 CHAIR JARRETT: Oh, you voted for it? Oh, okay. So
4 we have --

5 MR. LARSON: I didn't like to, but I did.

6 CHAIR JARRETT: -- six to one. So the motion
7 passes. And I think you understand where you are with this.
8 And I can't stress enough that you saw all the questions from
9 the Board, so there is extreme hesitation on this but we, the
10 Board has granted you the opportunity to pull this off but
11 you must act with all these things that the Board has talked
12 about within the next thirty days. Because I just, we're not
13 going to have a meeting in December so therefore, you would
14 have to get a sixty-day extension at the next meeting and
15 without any progress I don't see that in the cards. Okay?

16 MR. GARRETT: Exactly --

17 CHAIR JARRETT: So we wish you well.

18 MR. GARRETT: -- what can I do?

19 MS. HALE: He wants a list.

20 MR. LARSON: He just told you what to do.

21 [People speaking at once]

22 MR. GARRETT: Clean the property up, plans, you want
23 to see some building plans.

24 MR. WEYMOUTH: Pull the permit --

25 MR. GARRETT: Permit for --

1 MR. WEYMOUTH: -- get a sheathing inspection. And
2 as soon as you find out you can't get the sheathing
3 inspection, get your engineer out there, have him write a
4 repair letter. Repair the trusses, get that inspected, then
5 sheath it. I mean, you got to start working on it. You've
6 got to start work. Either you've got to go get the plans that
7 Mr. Phillips is talking about or you've got to go get your
8 inspection and get the denial and then get the plans. But
9 you've got to do something.

10 You're not going to get that roof repaired the way
11 you think you're going to get it. And whether you want to
12 listen to us and tell you to go get the engineers and spend
13 the money or champion yourself and go in and say, no damn it,
14 I'm going to do this under a roof permit and then fail your
15 first inspection, you've got to go down that road eventually.
16 So the sooner you hop on the horse and head down that road the
17 quicker you're going to be to fixing this thing up. But if it
18 come back, for me, if it comes back next month looking like
19 this without any progress on the building, I'm done with it.

20 MR. GARRETT: I don't know that I can make progress
21 on the building because I need plans. I need the plans -

22 MR. BARRANCO: That's the progress we're asking for.

23 MR. PHILLIPS: You're a general contractor, you know
24 what has to be done.

25 MR. BARRANCO: Bring plans.

1 MR. GARRETT: To be honest with you, I have a, I'm
2 licensed but I don't practice. I have licenses to work my own
3 property. I'm not a contractor out running around doing work
4 so.

5 MR. WEYMOUTH: You're going to learn pretty quick.

6 MR. GARRETT: I mean, I do it, I have done it. But
7 it's not my daily job.

8 MS. HALE: I know.

9 MR. WEYMOUTH: It's dangerous for this Board to try
10 to map out what steps you should take because if somebody, you
11 know, we all have different disciplines. And fortunately we
12 have architects and plumbers and lawyers and all that. And
13 somebody may tell you to do something that's completely wrong.
14 You've got to walk down that -- and I think the City would be
15 happy to help you. But if you're sitting here telling us
16 you've got a roofing permit that's ready to be issued, you
17 know, go talk -- if you've never done it before, go talk to a
18 roofer, because otherwise --

19 MR. GARRETT: I've done it before. I didn't say I'd
20 never --

21 MR. WEYMOUTH: Then you know what you're doing. I
22 mean, you're telling me that you don't do it but you do do it
23 but --

24 MR. GARRETT: I just don't do five a week. I mean,
25 I'm not a roofer doing five roofs a week and remodeling six

1 houses. I don't want you to get the wrong impression just
2 because I'm a general contractor that I have ten jobs going on
3 with --

4 MR. WEYMOUTH: As a general contractor, looking at
5 what I'm seeing, you're going to have to put in new roof
6 trusses or roof joists or whatever. I haven't been to the
7 property so I don't know what it is. Probably just roof
8 joists, but you have to put new roof joists and new sheathing.

9 MR. LARSON: Get it over with.

10 MR. WEYMOUTH: You're going to have to take it back
11 down to the tie beam and start all over if you want to know
12 what I think you're going to have to do. But that's just
13 looking at pictures, so.

14 MR. LARSON: That's what you're going to have to do.

15 CHAIR JARRETT: Well, it's not our position, as
16 Michael said, to tell you how to do the job. And, so, the
17 only thing I can say is, is we need to just wish you well and
18 hopefully you can do -- if you have questions, contact Joe,
19 the inspector for the job.

20 MR. WEYMOUTH: Or go hire a contractor, hire the
21 engineer to come out. You know, just, you've got to take that
22 first step to jump off the cliff, so.

23 MR. CROGNAL: Mr. Garrett, consider yourself a very
24 lucky gentleman for this evening.

25 MR. GARRETT: Thank you. Can I mention what the

1 engineer suggested how to repair the trusses, the roof joists?

2 MR. WEYMOUTH: It doesn't matter to me. It doesn't
3 change the, you know --

4 [People speaking at once]

5 MR. WEYMOUTH: If he has a suggestion, follow it.

6 MR. GARRETT: Okay.

7 MR. WEYMOUTH: If he says you can repair them by
8 sandwiching the existing ones or whatever it is, have at it.
9 He's going to be the one that has to sign and seal it and
10 approve it and the City's going to look at it. He's the chef
11 in the kitchen.

12 CHAIR JARRETT: You need to have that discussion
13 with your engineer.

14 MR. WEYMOUTH: Right.

15 MR. GARRETT: I did.

16 CHAIR JARRETT: And perhaps with the building review
17 structural person. That's who you need to talk to, not us.
18 All right? End of case.

19 MR. GARRETT: Thank you.

20 CHAIR JARRETT: Yes.

21 MR. WEYMOUTH: The vote's done; it's in the books.

22

23 **Board Elections**

24 CHAIR JARRETT: Do we have any other issues?

25 MR. WEYMOUTH: I think, just a small piece of

1 housekeeping. And, just because it's October and it's
2 elections time and we are now sitting here without a Vice
3 Chair, I think we need to go through the formality, since Mr.
4 Holland's no longer a member of this Board, to --

5 CHAIR JARRETT: Is that official?

6 MR. WEYMOUTH: I'm pretty sure it is, yes.

7 MS. HASAN: He was notified.

8 CHAIR JARRETT: Oaay.

9 MR. WEYMOUTH: Huh?

10 MS. HASAN: He was notified, I believe it is.

11 MR. WEYMOUTH: Yes. I'm pretty sure it's official.

12 So again, October is elections period so I think we just need
13 to reappoint so.

14 CHAIR JARRETT: Well we can do that. Does anybody
15 want to make a nomination of someone for Vice Chair?

16 MR. CROGNALE: Silence is deafening.

17 CHAIR JARRETT: Is someone interested in being Vice
18 Chair?

19 MR. BARRANCO: Ian's not here, I'll nominate Ian.

20 CHAIR JARRETT: You know, that is a -- that'll teach
21 him not to come to the meetings.

22 MR. PHILLIPS: I'll volunteer if anybody wants to
23 nominate me.

24 CHAIR JARRETT: Okay.

25 MR. WEYMOUTH: I'll nominate Jack.

1 CHAIR JARRETT: All right.

2 MS. HALE: I'll second it.

3 CHAIR JARRETT: All right. So we have a nomination
4 from John, we have a second from Pat for Jack as --

5 MR. WEYMOUTH: There's an extensive vetting process
6 in what we go through Jack.

7 MR. PHILLIPS: [inaudible]

8 MR. WEYMOUTH: It's over --

9 MS. HALE: [inaudible]

10 CHAIR JARRETT: Now, do we have any other
11 nominations?

12 MS. GROSSFELD: What about Chair?

13 CHAIR JARRETT: Do we have a - well that's in
14 January.

15 Ms. GROSSFELD: Technically it's supposed to be a
16 new fiscal year. We waited until January because Joe
17 [inaudible]

18 CHAIR JARRETT: Oh, okay. Well let's do one thing
19 at a time.

20 MR. WEYMOUTH: I'm sorry, what are we doing?

21 CHAIR JARRETT: She says we can do the Chair too. I
22 thought it was in January for the Chair.

23 MS. HALE: Oh.

24 CHAIR JARRETT: All right, so.

25 MS. HALE: [inaudible] assistant.

1 CHAIR JARRETT: Do we have, do we have any more
2 nominations for Vice Chair? Okay. Do we have a motion to
3 close the nominations for Vice Chair?

4 MR. LARSON: So moved.

5 MS. HALE: Second.

6 CHAIR JARRETT: And a second. All in favor.

7 BOARD MEMBERS: Aye.

8 CHAIR JARRETT: Okay. So now, we have one person
9 running for Vice Chair. All in favor say aye.

10 BOARD MEMBERS: Aye.

11 CHAIR JARRETT: Unanimous. Okay.

12 MR. WEYMOUTH: I nominate Thornie Jarrett as Chair.

13 MS. HALE: I'll second that.

14 CHAIR JARRETT: Okay. Any other nominations?

15 MR. WEYMOUTH: Well, do you accept it?

16 CHAIR JARRETT: Uh, yes, I accept it. I think I'm
17 on about my last year, so I might as well go out in a blaze of
18 glory.

19 MR. BARRANCO: Last year on the Board or last year?

20 [People speaking at once]

21 CHAIR JARRETT: All right so, motion to close the
22 nominations.

23 MR. LARSON: You already did that.

24 CHAIR JARRETT: Oh, all right.

25 [People speaking at once]

1 MR. LARSON: No, no, we did it on this one.

2 CHAIR JARRETT: No, this is for the Chair.

3 MS. HALE: I'll move.

4 CHAIR JARRETT: Okay, and a second?

5 MR. PHILLIPS: Second.

6 CHAIR JARRETT: And a second. Pat made the motion,
7 Jack second. All in favor say aye.

8 BOARD MEMBERS: Aye.

9 CHAIR JARRETT: Okay, so now --

10 MS. HALE: Congratulations.

11 CHAIR JARRETT: Well no, we technically have to have
12 one more vote. So now, all in favor of me being the Chair say
13 aye.

14 BOARD MEMBERS: Aye.

15 CHAIR JARRETT: Okay. Any nays? Better not be.
16 No.

17 [People speaking at once]

18 CHAIR JARRETT: We're just trying to get Jamie
19 working real hard.

20 MR. WEYMOUTH: Clean it up.

21 CHAIR JARRETT: All right. And we are adjourned.

22

23 **FOR THE GOOD OF THE CITY**

INDEX

24 No discussion.

25

BOARD DISCUSSION

INDEX


None.

COMMUNICATION TO THE CITY COMMISSION

INDEX

None.

[Meeting concluded at 3:50 p.m.]


BOARD CLERK
THORNIE JARRETT, CHAIR

[Minutes prepared by: J. Opperee, Prototype, Inc.]

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held October 15, 2015, at 3:00 p.m., City Hall, 100 North Andrews Avenue, 1st Floor Commission Chambers, Fort Lauderdale, Florida.

Dated at Ft. Lauderdale, Broward County, Florida, this 19th day of November, 2015.

PROTOTYPE, INC.


JAMIE OPPERLEE

Recording Clerk

SWORN TO and SUBSCRIBED before me by JAMIE OPPERLEE who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this 23rd day of November, 2015.



D. J. GROSSFELD
MY COMMISSION # FF 215905
EXPIRES: April 26, 2019
Bonded Thru Budget Notary Services


NOTARY PUBLIC
State of Florida